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July 13, 2005

City of Sunnyvale Dept. of Community Development
PO Box 3707
Sunnyvale, CA 94088-3707

Regarding: Proposed Church Conversion -965 Arques Ave.
Proposed General Office use - 955 Arques Ave.
Use Permit Justifications

This 6.13 acre site is a fully developed parcel with two existing separate buildings, an extensive parking lot, and abundant landscaping with a wide variety of mature trees placed around and throughout the site. A Tentative Map application has been approved to create one common lot with each of the two separate buildings becoming individual condominium space.

The front building, on the South side of the lot near Arques Ave., is a two story, rectangle structure with a total of 34,700sf. The rear building is a one story, 46,640sf, U-shaped structure with a fully landscaped courtyard between the two building wings.

MV Development would like to sell the front unit with a General Office Use designation. The rear building would be sold to Alliance Church and be split up with the church using 30,040sf for their facilities, and the remaining wing of 16,600sf would be leased as General Office Space.

The General Plan designates this area as Industrial and the site is in the MS Industrial and Service zone. There are many areas in this zone that have large buildings sitting vacant. Manufacturers are now having their work done out of the area or out of country where costs are lower. Some sections of this zone are in transition and, according to staff, will be in review over the course of the next year. This specific site has numerous qualities that make the church use viable here and minimize any impact on adjacent property development. These qualities are outlined as follows:

The church site appears to be in a transition corridor. The corridor along Arques Ave. between Lawrence Expressway and Fair Oaks Ave. appears to be moving away from industrial/manufacturing uses. Currently there is Residential use, the new Lowes Store, Frys, three existing churches, three

banks, medical clinics, medical condo offices and a couple of mini storage units. (See attached aerial photo)

The church would blend in architecturally. The proposed church would be established within the existing structure. The architecture is tilt up concrete walls with flat roofs common to other structures in the area and in keeping with the industrial appearances on adjacent lots. If the church use ended the building would still be compatible with the neighborhood for other uses.

Church noise would not impact the neighbors. The building is located in the center of the lot and surrounded by parking and landscaping keeping it the maximum distance from adjacent properties. Outdoor gatherings by groups of people in the courtyard are shielded on all four sides by the existing structures. The church use would not be generating any excessive noise. Certainly church noise would not exceed noise levels expected in the current industrial zone.

Traffic generated by the church would have minimum effect on the existing streets. Arques Ave. is a four lane road with a center turn lane. The majority of high use church traffic would occur at the off-peak hours, on the weekend, or in the evening.

Church use would not increase parking congestion in the neighborhood. This site currently has a large parking lot. The existing 329 standard size parking spaces on the site can accommodate all the assembly, classroom, and office uses of the church as well as the General Office Use of the other building areas per the City's parking ratios. This is done through the shared parking agreements defined in the CC&R documentation placing all parking in the common area and available. Required parking on a high use Sunday is established at 307 spaces. Parking spaces required on a weekday during normal working hours is 239. Proposed spaces available at the site will be increased to 370. This includes 8 handicap parking spaces.

This Church use seems statistically safer on this site of the industrial zone. Staff has mentioned the safety concerns of people moving out into the industrial zones. This site and this church use seem relatively safe. Many of the neighboring uses are no longer heavy manufacturing. The amount of people in the church building during the normal work week will average about 10 staff. This is significantly less than a corporate office use for example. No plans for continuous day use as a church school or any type of senior center are being considered. The high use church activity happens after normal work hours and for shorter time spans. In reality, there will be fewer people using

the building, as a church, on an average hour by hour basis. Therefore there is less chance of people being injured by a possible industrial accident at this church building.

None of the existing mature trees will be removed. There is no expansion of the facilities planned. More trees and landscape pockets are being added at the rear parking lot to break up the large expanse of paving and loading zone areas. New landscaping along the North wall will also hide the existing, long, tall, concrete wall. All of the new proposed site work involves improving handicap access and removing existing impervious coverage to increase the green space.

Therefore, this particular building, on this specific site would make a great church facility with plenty of parking, plenty of indoor space, and plenty of completely landscaped exterior courtyard space at the center of the site. It exceeds the City's requirements for minimum landscape areas, minimum parking areas, and has added even more trees towards the parking lot shading requirements. In addition, a church use here would not have detrimental impact on the existing neighbors or the future development of adjacent properties. In fact, unlike any residential neighborhood, the majority of church activity here, at this site, will occur when very few are around to hear or see it.

Thank you for considering these justifications for the Use Permit.